A

GENERAL PLAN

FOR LAYING OUT

TOWNS AND TOWNSHIPS, .

ON THE NEW-ACQUIRED LANDS

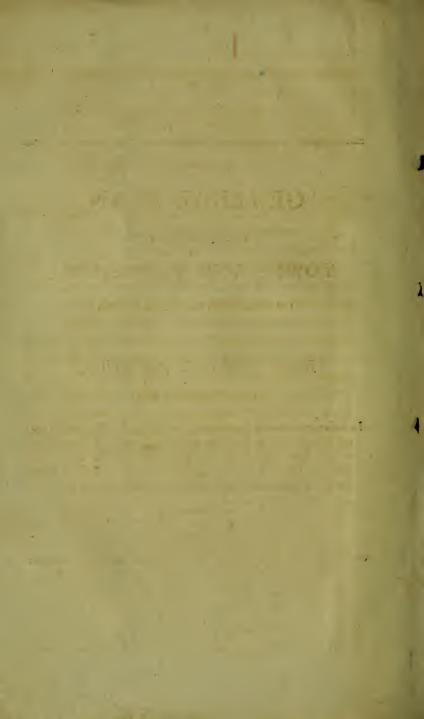
IN THE

EAST INDIES, AMERICA,

OR ELSEWHERE;

In order to promote Cultivation, and raise the Value of all the adjoining Land, at the Price of giving gratis the Town-Lots, and, in some Cases (as in new Colonies), also the small Out-Lots, to the first Settlers and their Heirs, so long as they possess no other Land; and on other equitable Conditions.

1794-



EXPLANATION

OF

THE ANNEXED PLAN.

THE town (distinguished by being coloured red) is contained in a square, each side of which is 4 furlongs, or half a mile; having a square furlong, or 10 acres, in the centre, appropriated to public offices (viz. a church, town-hall, guard-house, separate penitentiary lots (or prisons) for males and females; also schools for each sex, and a public caravansera for strangers and travellers, under the control of the constable on guard by rotation). The Breadth of the streets and highways is proposed to be the 8th part of a furlong, or 82 feet 6 inches; which will allow room for aquaducts wherever streams of water can be introduced from superior levels, and also room for planting ranges of spreading trees to shelter the footpaths. And as the bounds of each fquare furlong meet in the centre of the streets, measured from the 4 external edges or fides of the town (coloured red), which are distant, each from its opposite side, 4 complete furlongs, or half a mile (4 inches by the scale), these external edges or lines of the town and the streets must be first laid out, that the remaining space, in each square furlong of the town, may be divided into town-lots in equal proportions, viz. 2 opposite fides of the town are appropriated to large town-lots of nearly one acre each for PLANTERS or FARMERS; A_2

and as these large town-lots commence from the external edge of the town (and not from the centre of the streets, like the small town-lots), their length will be a complete half furlong, or 330 feet: In their breadth there will be some variation: The uppermost and undermost divisions of square furlongs, being measured from the external edges, or red lines, at the top and bottom of the town (as represented in this Plan), have a deduction of 41 feet 3 inches for half the width of the street on one side only; which, fubtracted from 660 feet, the breadth of the furlong, leaves a space of 618 feet 9 inches for the breadth of 5 lots: Which space divided by 5 allows the breadth of each PLANTER'S TOWN-LOT, in the uppermost and lowermost divisions to be 123 feet 9 inches including the fences; and the PLANTERS town-lots, in the 4 central divisions (as the central divisions have a street on 2 sides), must lose 82 feet 6 inches from the width of each furlong, which being first deducted from the 660 feet leave a breadth of only 577 feet 6 inches to be divided into 5 equal parts, whereby the width of the PLANTERS lots in the 4 central divisions, is reduced to 115 feet 6 inches each, including the fences.

The fize of the small town-lots will also unavoidably vary, and be of two different dimensions as to their breadth, though all are of equal length: For as they are measured from the centre of each square furlong to the centre of the streets, a deduction of 41 feet 3 inches (half the width of the streets) must be made from the length of half a surlong, or 330 feet, which reduces the length of each lot to 288 feet 9 inches. And 41 feet 3 inches being also deducted from

from the breadth of the uppermost and lowest ranges of square furlongs, for half the width of the street, on one side of each surlong, the space for the width of 6 lots is thereby reduced to 618 feet 9 inches, which divided by 6 gives 103 feet 1 inch and half, for the width of each lot, including the sences: And 82 feet 6 inches being deducted from the central divisions, for half the width of the streets on 2 sides of each division, or square surlong, reduce the space for 6 lots to 577 feet 6 inches, which divided by 6 gives only 96 feet 3 inches for the width of the small townlots in the central divisions, including their respective fences.

N. B. In old fettled countries, where land is already of confiderable value, it is not to be supposed that the proprietors of land can be induced to give gratis more than the small town-lots of half an acre and a few poles each, which with the roads and streets will amount to about 120 acres to be given gratis out of 2560 acres, or less than 4½ per cent.; and the improved value of the remaining estate, most certainly, will amply repay the donation; as the value of land is generally doubled by the proximity of a town.

And as even this last proposed donation of 120 acres will be much too large a venture for land-holders in general to risque in such an experiment; it is necessary to remark, that they may proceed on the half of this plan, quite as effectually, by dividing the town and township in the centre, whereby the land to be given gratis, or granted in freehold to the settlers, will not exceed 60 acres: And even with this

A 3

large reduction of the plan, space will be reserved for the samilies of 20 farmers or planters and of 68 artificers or labourers; and as the line of division in this latter mode will pass through the centre square of the present plan, 6 additional small town-lots may be formed in the space of half the square, and half of the public lots around it, which will enable the town, upon the whole, to contain 94 households. And if 6 cottages for labourers be added at the outer gates or avenues of the estate, the community will form a complete bundred of householders, which is a very respectable body of people for maintaining peace and good order according to the common law of England.

Whenever only one half of the plan is adopted, the fide where the central line of division is made must be placed next to the water (whether the sea or river, creek or canal), and care must be taken that a sufficient strand, or space of common land, be reserved between the town and the water, that all the inhabitants may have equal access to the water-side.

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In one Quarter of the Town.						

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PROOF OF THE MEASUREMENT'S (Continued).

640 acres.	acres.	acres,	z 560 acres.
× 646	484	1920	2560
Number of acres in the whole town (coloured red) being half a mile square The leffer Township of small Out-Lots, extending 2 Furlongs from each Side of the Town. Series 54 Out-lots of 2½ acres each, measured to the centre of the adjoining roads of Square furlong of common land interfected by the diagonal road do. I Quarter of a square furlong of do. Total of the common land adjoining the sides of the town Total of the common land in one quarter of the less of the less of the town multiply by total of all the land in one quarter of the less of the square so the less of the square of	A farther extension from the lesser township of \(\frac{1}{2}\) a mile, for 10 large out-lots of 40 acres cach, to be added on the 480 acres. Outside of one quarter, with 70 acres of referved land and a common of 10 acres.	And if a like extension be made on the outside of all the 4 quarters of the township, it will include 192 square fur- longs of 10 acres each, which will allow room for 40 farms of 40 acres each, with a proportionable quantity of common and referved lands, that may be afterwards wanted for other purposes Add the contents of the central town, and its less township of small out-lots in one square mile	Total; In a square district of 2 miles, containing township farms

Conditions on which the Grants of Land should be made, for the peaceable Regulation of the several Towns or Communities.

THE Proprietors of the land should give, gratis, to each male fettler, of good moral character, and of ability to labour, one small town-lot; and, in new fettlements where few labourers can be procured, also one of the small out-lets of 24 acres. gratis, so long as they possess no other land, but no longer; for strict provision should be made in the grants, that no man shall hold 2 lots in the same town, even if an additional lot should fall to him by inheritance, or be acquired in any other way (for that would destroy the safety of the town, by decreafing the number of inhabitants); and that no lot which had once been given gratis should, ever afterwards, be either fold, or let at rent, to any under-tenant, or be added to any other lot, on the penalty of forfeiture to the first granter or granters, or to their heirs or fuccessors, to be by them once more bestowed for the same benevolent purpose, on fome other industrious tradesman, or labourer, who has no other land already in possession, that the number and strength of the little community may be maintained: And if the first granter, &c. should neglect fuch disposal of any forfeited or vacant lot, more than 12 months, the right of disposal, as above, should lapse, and be vested in the householders of the town where the forfeiture is incurred, according to the election of the majority of them in common council affembled.

But though the fettlers may not fell, let, or enlarge their lots, when they acquire other lands either either by inheritance or otherwise, yet they may, nevertheless, be allowed to present in free gift, the possession of their lots (when so vacated by additional landed property elsewhere), on the same limited terms, to any person whom they shall think proper to elect, provided such person hath not already any other land in possession.

But with respect to the larger town-lots for planters or farmers, marked A, B, C, D, &c. they may be as appendages, or homesteds, to the farms, or large out-lots, extending beyond the leffer township, and of course they may be let, or fold, with those farms, as the proprietors or granters of the land may think best for their own advantage. And so likewise with respect to the small out-lots in the lesser township, whenever the proprietors of the land shall have reserved to themselves that power in their original grants.

And for the fafety and happiness of each community, the land should be granted on the farther especial condition, that the settlers shall promise to keep watch and ward by rotation of militia service, under their own elected chiefs, that they may duly maintain PEACE, JUSTICE, and COMMON RIGHT, in their respective communities and folkmotes, according to the common law of England in Frankpledge, which is the only effectual mode of obtaining law, peace, and good government, without expence.

A DESCRIPTION OF FRANKPLEDGE.

FRANKPLEDGE is an ancient patriarchal mode of arranging the families, or rather households, of a nation,

in numerical divisions of TENS (or tythings), FIFTIES,
HUNDREDS (or wappentacs), and THOUSANDS* of
householders, or masters of families, including all that
either rent a house by the year (on which the right of
burgage

* See Deut. i. 13-15. " Take ye" (or rather, according to the Hebrew, " CHUSE YE to YOURSELVES") " wife men and un-" derstanding, and known among your tribes" (which necessarily implies that the tribes were to nominate), " and I" (faid Mofes) " will make them rulers over you" (i. e. the returns of the elections were to be made to Moses, and he was to invest the elected with public authority); " and ye" (faid Moses) " answered me and faid, The thing which thou hast spoken (is) good (for us) to do." (Thus Moses, like a good politician, and faithful public minister under God, declared the free affent of the people, whereby the important measure he himself had proposed of establishing Frankpledge by the advice of Jethro, was enacted, and became a public law, or statute, of that nation (Israel), as much as it has been enacted to Englishmen by MAGNA CHARTA). "So I took" (faid Moses) " the chief of your tribes, wife men and known" (that is, 46 known among the tribes," as expressed in the 13th verse) which necessary qualification could not fairly be ascertained, unless the known men were really returned, or named, to Moses, as such, by the tribes themselves), " and made them heads over you, captains" (or heads) " over THOUSANDS, and captains over HUNDREDS" (what we call bundreders, or high constables), " and captains over " FIFTIES, and captains over TENS" (or tythingmen), " and officers " among your tribes."

Thus it appears that the officers in general, from the colonel or captain of a thousand (whether of individuals or families), down to the serjeant, constable, or tythingman, were recommended, or rather nominated by the people, before they were invested with

authority by Mofes.

"And I (faid Moses) charged your JUDGES at that time" (whereby it must of course be understood that the JUDGES also had been previously nominated by the people, as "wise men and under"flanding, and known among the tribes," agreeable to the preceding enacted proposal); "saying, hear (the causes) between "your brethren, and judge righteously between (every) man and his "brother.

burgage tenure in England is founded), or live in their own houses, and pay their due proportion of public expences.

All fuch; by this most ancient and salutary system, were required to pledge each other; and to pledge, (or be responsible) for every other individual, living under their respective roofs; whereby all persons were rendered most completely, and readily, amenable to Just LAWS (an indispensable condition of LIBERTY; because, neither LIBERTY, nor JUSTICE, can walk upright and secure, unless they go hand in

" brother, and the stranger (that is) with him. YE SHALL NOT " RESPECT PERSONS IN JUDGMENT." (Deut. i. 9-17.) Compare this with Deut. xvi., 18. " Judges and officers shalt thou "GIVE TO THYSELF in all thy gates throughout thy tribes, and they " Shall judge the people with JUST JUDGMENT, &c. and the rule " for just judgment is not to respect persons in judg-" MENT." But the colonial legislators, in all the European fettlements of America and the West Indies, in order to favour and tolerate flavery, have suppressed this indissersable rule for "JUST JUDGMENT," for otherwise that abominable pagan oppression, flavery (which had been gradually abolished through the happy influence of Christianity), could not have been renewed under governments which still call themselves christian! But this hateful mark of reprobacy and delinquency of the nations, or rather " of the fulness of the Gentiles," I mean the baneful renewal of pagan flavery, will furely draw down upon the guilty nations a fevere retribution from that Supreme Judge, who " 18 " NO RESPECTER OF PERSONS IN JUDGMENT," if they cannot find leifure from their bloody wars and destructive oppressions, for repentance! For the Divine retribution is clearly revealed in the Scriptures, that it will be " measure for measure;" that " he " that leadeth into captivity shall be led into captivity : He that killeth " with the fword must be killed with the sword:" For the AL-MIGHTY has promifed to " DESTROY them who DESTROY the " carth!"

hand) for every breach of the public peace, or for any breach even of common morality, or decency, that could be deemed hurtful or inconvenient to others in the judgment of an impartial jury of neighbours, subject to the previous challenge of the persons accused (or indited), in so full and effectual a manner, as to exclude all suspicion of partiality; and this under magistrates and public officers freely elected by the householders of every district, for short probationary terms of power, never exceeding 12 months, without re-election by a majority of the householders over whom, respectively, their delegated power extended.

It was a just and wife principle of the ancient constitution of England, to vest ALL ELECTION-RIGHTS in the HOUSEHOLDERS, paying fcot and lot (or the ordinary public rates); but a farther extension of the franchise to every individual of the community (which fome well-meaning friends to reformation have proposed) would be a vain innovation, that might perhaps prove as dangerous as it is, certainly, inexpedient and needless; because the ancient constitution of FRANK. PLEDGE (which vested the right of election in the householders alone) is distinguished in the law-books * by the peculiar style of SUMMA ET MAXIMA SECU-RITAS (the chief and greatest security), a title justly founded on the practical experience of ages. And therefore, though the first plants to be cultivated in all colonies and communities are, most certainly, the

^{*} See Lambard's Archionomia, inter Leges Edwardi Regis, cap. 20. de Friborgis, where FRANKPLEDGE is more particularly explained.

facred plants of RIGHTEOUSNESS, PEACE, and LIBERTY, yet even these indispensable plants cannot so effectually take root and flourish, as when the happy soil of their cultivation is previously senced by the establishment of Frankpledge with a due practical knowledge of NATURAL AND REVEALED RELIGION (the two first foundations of English law), contrary to which no custom, maxim, or even statute can be legal, according to the common law of England; which is only common sense, improved by the written revelation of God's Laws in the Holy Scriptures.

So indispensable to the constitution of England was FrankPledge deemed by our ancestors, that they justly required "THE VIEW OF FRANKPLEDGE," by an express article of their great charter (chap. 35.) " to be at the feast of St. Michael without occa-" fion," i. e. without waiting for any other circumstance to authorise the view, than the mere annual return of Michaelmas, the usual season of holding it: And "THE TRYTHING" (by the same high authority) is required to "be wholly kept" (or "main-" tained entire) as it used to be" (" trithinga teneatur " integra ficut esse consuevit"); because the essicacy of FRANKPLEDGE, in the ready administration of justice without expence, depends chiefly on holding "THE TRYTHING," which is the monthly court LEET of "three or more hundreds" joined together; or, more generally, THE COURT LEET of a third part of a shire, or RIDING; derived from TRYTHING *; and

See Camden's Britannia, Bishop Gibson's edition, p. 845. As the word riding is allowed to be derived from trything, it is

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and as both Frankpledge and the trything are thus, expresly, required by Magna Charta, they may lawfully be established wherever a legal English government is maintained; without any farther authority than the vote or agreement of a majority of the householders in each district.

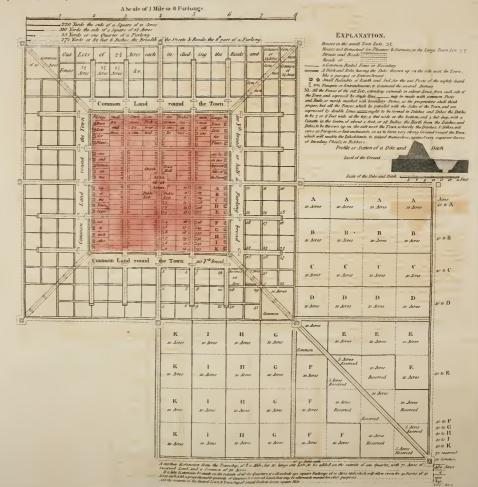
GRANVILLE SHARP.

very probable that ruding has also the same etymology. See also Leges Edwardi Regis," cap. 34. de Trithingis & Ledis. AND DESCRIPTION OF THE PARTY OF The second second

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. I PLAN for a TOWN and TOWNSHIP, to be laid out within the Compass of ONE SQUARE MILE, or 640 Acres.

ionaining so Form Lots, for Planters or Fameers, having large Out Lots beyond the Tranship (also Translets for 4 Public Others, and her 25s Trademon florks, patients, Fishermen, Fameer or Labourers, in all 176 Town Lots, with small budgets, of a Quarter of a Square Furlang, or 25 stores each, for the naid Otheres, Labourers & within 2 of a Mile from each side of the Town.



EXTRACT

OF A

LETTER FROM THE AUTHOR,

TO A

GENTLEMAN IN THE EAST INDIES.

ROM fome late determinations in the courts of Bengal against Slave Dealers, and oppressors of the poor labouring natives (accounts of which have been published in our English newspapers), the Public here, in general, are well fatisfied that the poor natives in India are free, and receive wages for their labour: And, confequently, all the most steady friends to the measure of abolishing the Slave Trade are folicitous to promote the use and fale of East India Sugar, in preference to that which is cultivated by Slaves elsewhere: So that you may be affured that the Sugar Trade from India may be immenfely increased, and the value of the new-acquired lands in India may be amply advanced for the benefit of the Hon. East India Company (or of the proprietors of East Indian lands in general), if due care be taken by the Company's agents and fervants to fatisfy Europeans that the East India Sugar continues to be really the produce of free labour: And care must also be taken to prevent West Indian adventurers, or others, from forming plantations in any of the new-acquired Indian

Indian lands (now become British territory) on any other plan, than that of free labour; that the baneful and iniquitous practice of "exacting la-" bour without wages" may be effectually prevented, and be duly deemed as detestable among men, as it is, certainly, abominable in the fight of God! All imposing contracts for labour should also be vigilantly guarded against by the administrators of government in the feveral Indian departments; for, next after the abolition of the Slave Trade and Slavery, the most important consideration certainly is, how to place the poor labouring natives of India in fuch a happy state of permanent establishment, as may infure to them a general subfistence independent of the caprice and injustice of monopolizers, and the grasping speculations of mercenary adventurers; and yet, with fuch moderation in this little elevation of their condition, that they may still feel sufficient inducement to prompt their industry for the public good. To this point I have lately turned my thoughts, and have reason to think, that it may eafily be effected, not only to the advantage and fecurity of the industrious poor, and to the general promotion of trade in the numerous articles which the labourers, by a little elevation of their condition, will be enabled to purchase; but also, at the same time, to the very great advantage and profit of the rich. I mean those that have much landed property, and have thereby the power of carrying fuch a plan into execution. For by granting a very finall propor-

tion of their lands to industrious labourers, upon the conditions I have proposed in the inclosed paper, they will be enabled to raise the value of all the rest of their lands: For by this means they will never be at a loss, either for free labourers to cultivate whatever parts of their estates they shall chuse to continue in their own hands, or for a fufficient number of well-known people among them, of approved industry, that may be trusted to contract, as renters, for the cultivation of the remainder of their estates in small portions, or farms, fuited to their respective abilities, and at their own risque. And, by the same means (I am perfuaded), the value of the new-acquired lands in India may be exceedingly enhanced, as well for the advantage of the natives as for the Hon. East India Company, and of all their agents and fervants, in case the latter should be permitted to realize their fortunes (acquired in India) by investments of landed property, purchased either of the Company, or of the native proprietors; especially as the increasing demand for East Indian Sugar affords great encouragement for cultivating lands in India; and there are many other branches of husbandry, hitherto neglected in India, as the planting of fago trees, and a variety of other valuable productive vegetables, which would enrich the occupiers of land; and amply afford a due recompence to the industrious labourers.

I am aware, however, that my proposal, in the inclosed paper, of establishing Frankpledge among

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the Indian nations, will be charged with objections too commonly deemed insuperable by Europeans that have dwelt among them, and who, therefore, ought to be best acquainted with their dispositions. The inveterate prejudices of the Gentoos, concerning the (imaginary) inscrutable antiquity of the Braminical traditions, and their (supposed) unalienable attachment to their religion, will be alleged. But how shall we venture to rely on the experience and confequent opinions of most of the Europeans that have lived among them, in a point, which they are fo far from having attempted to investigate with candour, that many of them, through a lamentable neglect or ignorance of christianity and ancient history, have rather been inclined blindly to adopt, than to confute, the abfurdities of Gentooism?

One English gentleman, though he is neither deficient in understanding nor in experience and knowledge of the manners and dispositions of the Gentoos, has very gravely informed us of a great similarity between the Mosaical Laws and those of the Gentoos. But this gentleman (whose benevolent intentions I do not at all question, or even suspect) has not been sufficiently aware of "the mystery of iniquity, and the working of Satan," the great "deceiver of the nations!" For all true religion is uniform in righteousness and in justice: Whereas the code of laws, which he has commended, abounds with injustice, salsehood, and cruel oppression of the poor, though some saint traces of justice and morality

morality may feem to be dispersed among these laws for the more easy seduction of indiscriminate people, as " Satan will always endeavour to appear " as an Angel of Light," and all his votaries wear a mask of very opposite features from those that are hid by it! But some even of the very laws which are included in this gentleman's publication, and which are, thereby, exposed to the light of truth and common fense, afford ample confutation of his own remark; for by these it appears, that the Gentoo laws proceed by a feven-fold proportion of IN-EQUITY (i. e. a numerical perfection of in-iquity), extorting from the poor Sooders fines of feven times the value that are required of the Bramins for the very same offences; though the Laws of God, declared by Moses (to which they have been very injudiciously compared), absolutely prohibit any respect of persons in judgment. And notwithstanding the pretended mildness of these laws, yet the cloven foot is apparent; for the Sooder is doomed to be burned alive for fornication with a Bramin woman, even though she should have been proved the first seducer; whereas the Bramin, for the abominable and irreparable injury to a female Sooder, even of a violent rape, is let off for a small fine! And this detestable and enormous iniquity is even established by an acknowledged law! Nay there is an express law to infure to the Bramins the gross privilege (which they claim for the indulgence of their lust) that 66 it is lawful for a Bramin to tell a lie to deceive a " woman."

" woman." And yet with all these abominable privileges, bad as they are, their iniquity is still aggravated by the blasphemous falsehood, that their deceitful cast " proceeded from the mouth of the " Creator, other casts from inferior parts of his " body, and the Sooders from the foles of his feet." Satan could not fuggest a more malicious calumny against the divine justice! It is so evident a token of "the mystery of iniquity" and "working of Satan," that we need not fearch farther in the Gentoo Laws for the declared " Doctrines of Demons," the two revealed marks of "the muftery of iniquity" by which Christians are warned to know the man of fin," or i avopos, the lawless one, that was to prevail in the Roman Empire in the latter times, viz. " forbidding to marry," and " com-" manding to abstain from meats, &c."-though the poor Gentoos are also grievously injured and deluded by the last of these marks. For as the interposition of " deluding spirits" is manifested, in the apostate church of the Roman Empire, by the open assumption of a pagan title of priesthood, PONTIFEX, and, still more especially, by that most presumptuous title of pretended infallibility, and universal dominion, PONTIFEX MAXIMUS, through which this dangerous usurper of unlimited power (under the masque of religion) became the true " image of the beaft," the former IMPERIAL PONTIFICES, or Heathen Emperors, who did not more haughtily suppress the natural rights of mankind than did their fuccessors the PAPAL

Pontifices, in proclaiming Crusades, and in exciting lawless Princes to wage bloody and destructive wars against all persons that opposed their image worship, and other antichristian corruptions; and in establishing bloody inquisitions to maintain this horrible tyranny! So the fame unnatural interposition may as evidently be traced to its spiritual fource by the baneful fruits and bloody track of inquisitorial cruelty and tyranny manifested in the Laws of the Bramins lately published; as the cutting off the "buttock of a Sooder, for fitting on the " carpet of a Bramin! the cramming a red-bot " iron into their mouths for repeating any words " of the Beads or Shafter!" and the pouring bot wax into their ears for fitting to hear them read! If the Beads contained any good, it would be confummate Popery, thus to prohibit the communication of what is good from the vulgar, like the universal prohibition of the Scriptures in the vernacular tongues wherever the beast prevails! But there can be no doubt, if the Sooders were duly protected by government from the fear of fuch frightful penalties, that they would not be backward to acknowledge their just and equal claims to all the rights of mankind. And I need only mention these severe laws as ample and sufficient proofs to confute the prejudices of gentlemen infallibly experienced (as they suppose) by their residence in India, respecting the imaginary unalienable attachment of the Hindoos to their false religion; for unless the Bramins themselves had known that the

other Hindoos were much inclined to think themselves equally men with the Bramins, and to be, thereby, entitled to all equal rights and natural justice, they would not have disgraced their code of laws with such enormities! Frankpledge is the only safe mode of restoring these poor people to their just rights, and it was necessary for me, thus far, to guard against the obvious objections that would be made by many gentlemen who presume much on their own experimental knowledge of the Gentoos.

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I remain, with fincere esteem, DEAR SIR,

> Your affectionate friend, And obliged humble fervant,

> > G. S.